



43 Chelsworth Road, Felixstowe, IP11 2UJ

£232,500 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well-presented three-bedroom terraced home set in a sought-after central Felixstowe location. Offering gas central heating, full double glazing, and an en-bloc garage to the rear, this property provides comfortable and practical living. Inside, you'll find generously sized bedrooms and a spacious eat-in kitchen New white doors fitted throughout along with new carpet upstairs—an ideal choice for first-time buyers.

ENTRANCE PORCH

Double glazed entrance door leading to :

LOUNGE

14' 9" x 14' 0" (4.5m x 4.27m) Double glazed windows to front East aspect, radiator and stairs rising to the first floor.

KITCHEN/DINER

14' 9" x 9' 7" (4.5m x 2.92m) Featuring a single drainer sink unit with mixer tap and base cabinet, work surfaces with additional base units, matching wall-mounted cupboards, a wall-mounted gas boiler, splashback tiling, hob with oven beneath and stainless steel cooker canopy above, radiator, two double-glazed windows to the rear aspect, and a door providing access to the rear garden.

FIRST FLOOR LANDING TO:

BEDROOM ONE

10' 5" x 8' 8" (3.18m x 2.64m) Double glazed window to front aspect, radiator and built in wardrobe-cupboard with sliding doors.

BEDROOM TWO

10' 8" x 8' 3" (3.25m x 2.51m) Double glazed window to rear aspect, radiator and built in wardrobe with sliding doors.

BEDROOM 3

8' 1" x 6' 5" (2.46m x 1.96m) Double glazed windows to front aspect. Radiator.

BATHROOM

Suite featuring a panelled bath, low-level WC, pedestal wash basin, tiled walls, and a built-in cupboard housing a radiator, with double-glazed windows to the rear aspect.

OUTSIDE

The front garden features an open-plan design with a predominantly lawned area. The rear West facing garden is enclosed by fencing and includes a mainly lawned space, a paved patio, and pedestrian access to an en-bloc garage with an up-and-over door.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (73) with a potential of B (89) which is valid until May 2034

COUNCIL TAX BAND

B

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

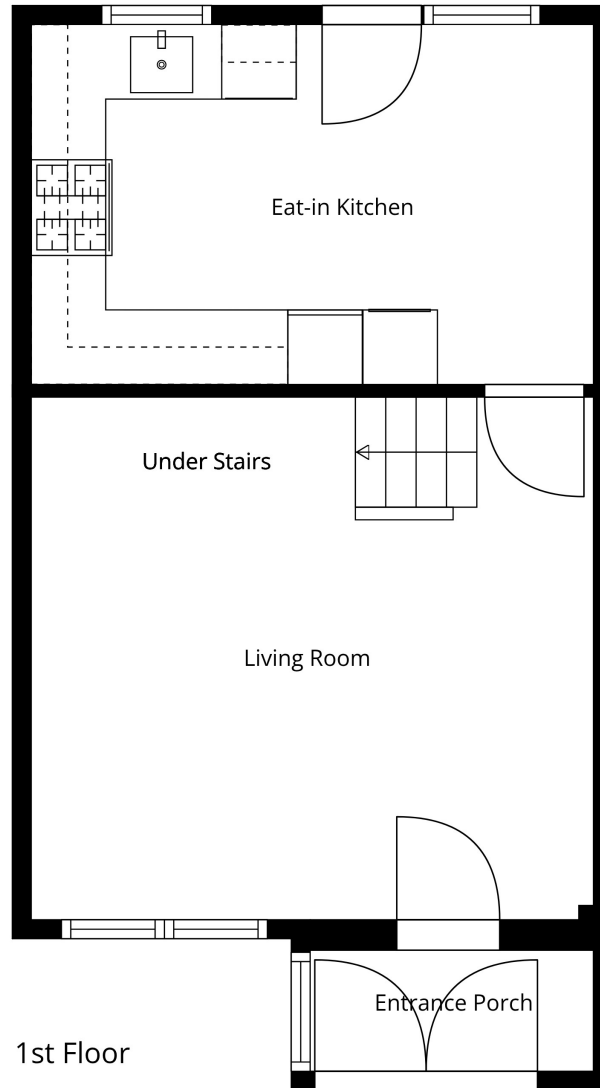
VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

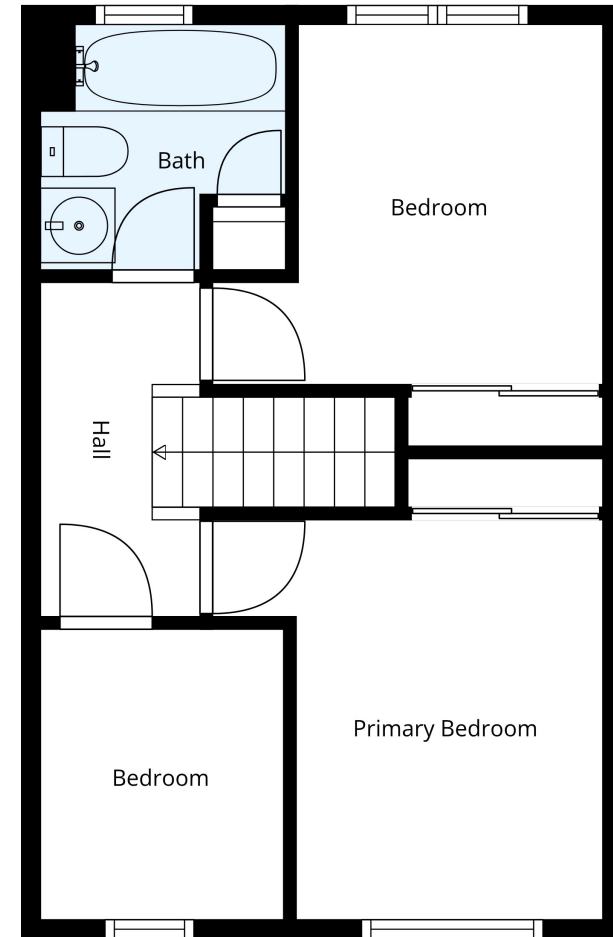
**DIAMOND
MILLS**
Established 1908







1st Floor



2nd Floor

**DIAMOND
MILLS**
Established 1908

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.